

In Re:
JENNIFER A. MICUCCI

Case No.: 19-33740
Chapter: 13
Judge: JNP

NOTICE OF PROPOSED PRIVATE SALE

Jennifer A. Micucci, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: US Bankruptcy Court,
District of New Jersey
PO Box 2067
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny, Jr. on July 14, 2020 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, 400 Cooper St., 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 8 Uxbridge Place, Sewell, New Jersey 08080

Proposed Purchaser: Thomas Acciavatti

Sale price: \$95,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Joseph Guaracino Nicole McCaffrey	William J. Sragow, Esq.
Amount to be paid: \$2,950.00	\$2,750.00
Services rendered: Listing Broker	Seller Broker
	Special Counsel

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Richard S. Hoffman, Jr., Esq.

Address: 412 Swedesboro Road, Mullica Hill, New Jersey 08062

Telephone No.: 856-694-3939



STATEWIDE NEW JERSEY REALTORS® STANDARD FORM
OF REAL ESTATE SALES CONTRACT

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THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY
OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS
PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE
CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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1. PARTIES AND PROPERTY DESCRIPTION:

Thomas Acciavatti ("Buyer"), _____, ("Buyer"),
_____, ("Buyer"), _____, ("Buyer"),
whose address is/are 812 Jamestown Road Blackwood NJ 08012

AGREES TO PURCHASE FROM

Jennifer Micucci ("Seller"), *Jennifer Micucci*, ("Seller"),
_____, ("Seller"), _____, ("Seller"),
whose address is/are 5 Lantern Lane, Turnersville, NJ 08012

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE
FOLLOWING PROPERTY:

Property Address: 8 Uxbridge Place, Washington Township, NJ 08080

shown on the municipal tax map of Township of Washington County Gloucester County

as Block 00082 20 Lot 00019 07 (the "Property").

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE	\$ 95,000
INITIAL DEPOSIT	\$ 1,000
ADDITIONAL DEPOSIT	\$
MORTGAGE	\$ 76,000
BALANCE OF PURCHASE PRICE	\$ 18,000

51 3. MANNER OF PAYMENT:

52 (A) INITIAL DEPOSIT to be paid by Buyer to Listing Broker Participating Broker Buyer's Attorney Title Company
53 Other _____, on or before 4-3-2020 _____ (date) (if left blank, then within five (5)
54 business days after the fully signed Contract has been delivered to both Buyer and the Seller).

55 (B) ADDITIONAL DEPOSIT to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below
56 on or before _____ (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been
57 delivered to both the Buyer and the Seller).

58 (C) ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST
59 BEARING TRUST ACCOUNT of Vision Abstract _____, ("Escrowee"), until the Closing, at which time all
60 monies shall be paid over to Seller. The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed
61 in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may
62 place the deposit monies in Court requesting the Court to resolve the dispute.

63 (D) IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:

64 If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage,
65 Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10)
66 calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the
67 Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract,
68 and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize
69 the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the
70 lending institution to make a loan on the property under the following terms:

71 Principal Amount \$76,000 Type of Mortgage: VA FHA Conventional Other
72 Term of Mortgage: _____ years, with monthly payments based on a _____ year payment schedule.

73 The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's
74 attorney, if applicable, no later than 05-04-2020 _____ (date) (if left blank, then within thirty (30) calendar days after
75 the attorney-review period is completed, or if this Contract is timely disapproved by an attorney as provided in the Attorney-Review
76 Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter,
77 if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and
78 Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this
79 Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract,
80 provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of
81 the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence,
82 intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer
83 without the written authorization of Seller.

84 (E) BALANCE OF PURCHASE PRICE: The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's
85 check or trust account check.

86 Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on or before
87 5-29-2020 _____ (date) at the office of Buyer's closing agent or such other place as Seller
88 and Buyer may agree ("the Closing").

89 4. SUFFICIENT ASSETS:

90 Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to
91 complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall
92 be entitled to any remedies as provided by law.

93 5. ACCURATE DISCLOSURE OF SELLING PRICE:

94 Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and
95 Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other governmental agencies as
96 required by law.

97 6. ITEMS INCLUDED IN SALE:

98 The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric
99 fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, storm sashes, shades, blinds, awnings, radiator covers, heating
100 apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working

11 order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered
12 to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other
13 document, then the document(s) referenced should be attached.):
14 Existing refrigerator, washer, dryer, range/oven, dishwasher, disposal

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18 **7. ITEMS EXCLUDED FROM SALE:** (If reference is made to the MLS Sheet and/or any other document, then the document(s)
19 referenced should be attached.):
20 Personal property

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24 **8. DATES AND TIMES FOR PERFORMANCE:**

25 Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy
26 the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this
27 Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely
28 provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the
29 Consumer Financial Protection Bureau.

30 (A) **Additional documents from lenders or other property owners:**

31 If a lender or other property owner requires that any addendum or other document be signed for a property it owns in connection with this
32 Contract, "final execution date," "acknowledgement date," or similar language that sets the time period for the completion of any conditions
33 or contingencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the attorney-review
34 period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this
35 Contract, then from the date the parties agree to the terms of this Contract.

36 **9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:**

37 Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation
38 of any zoning ordinances.

39 Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property,
40 Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs
41 required in order to obtain the Certificate or Letter. However, if this expense exceeds \$ as is _____ (if left blank, then 1.5% of the
42 purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses,
43 if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event
44 Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances,
45 including but not limited to smoke detectors, carbon monoxide detectors, fire extinguishers and indoor sprinklers, the cost of which shall
46 be paid by Seller and not be considered as a repair cost.

47 **10. MUNICIPAL ASSESSMENTS:** (Seller represents that Seller has has not been notified of any such municipal assessments as
48 explained in this Section.)

49 Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as
50 assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all
51 unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the
52 Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An
53 unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against
54 the Property.

55 **11. QUALITY AND INSURABILITY OF TITLE:**
56 At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory
57 to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12, of this
58 Contract. The Deed shall contain the full legal description of the Property.

59 This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey
60 might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a
61 right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded
62 limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however,
63 if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for
64 residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title
65 company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that
66 the ordinances do not render title unmarketable.

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75 Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business
76 in New Jersey, subject only to the claims and rights described in this section and Section 12. Buyer agrees to order a title insurance
77 commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located,
78 and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this section, Buyer shall notify Seller
79 and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's
80 knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property
81 as a condominium family residential dwelling. Seller represents that all buildings and other improvements on the Property are
82 within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.
83

84 If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase
85 price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall
86 be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for
87 the Closing without further liability to Seller, or to proceed with the Closing without any reduction of the purchase price.
88

89 **12. POSSESSION, OCCUPANCY AND TENANCIES:**

90 **(A) Possession and Occupancy.**

91 Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or
92 profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right
93 affecting the Property from the proceeds of this sale at or before the Closing.
94

95 **(B) Tenancies. Applicable Not Applicable**

96 Occupancy will be subject to the tenancies listed below as of Closing. Seller represents that the tenancies are not in violation of any
97 existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing
98 and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by
99 Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to
00 these leases.
01

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
Michael & Roeun Gines	8 Uxbridge Place Sewell 08080	\$1,300	\$1,950	5-1-19 - 4-30-2020

:38 to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller
:39 agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies
:40 have been corrected, before the Closing. Seller shall have as is _____ (if left blank, then 3) business days after receipt of the Amendment
:41 to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to
:42 offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have as is _____ (if left
:43 blank; then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time
:44 limit provided, this Contract shall be null and void.
:45

:46 **14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS:** Applicable Not Applicable

:47 A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a
:48 structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing
:49 well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation
:50 Fund Claims Program, N.J.S.A. 58:10-23.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the
:51 continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental
:52 Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.
:53

:54 **15. CESSPOOL REQUIREMENTS:** Applicable Not Applicable

:55 (This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C.
:56 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if
:57 this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located,
:58 the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real
:59 property transfer, except in limited circumstances.
:60

:61 (A) Seller represents to Buyer that no Cesspool is located at or on the Property, or one or more Cesspools are located at or on the
:62 Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]
:63

:64 1. Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools
:65 located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all
:66 the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of
:67 Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with
:68 respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot
:69 be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative
:70 Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the
:71 Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing
:72 within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its
:73 right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver
:74 to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative
:75 Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or
:76

:77 2. Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools
:78 located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate
:79 System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including
:80 but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive
:81 the Closing.
:82

:83 (B) If prior to the Closing, either Buyer or Seller becomes aware of any Cesspool at or on the Property that was not disclosed by Seller
:84 at or prior to execution of this Contract, the party with knowledge of the newly identified Cesspool shall promptly, but in no event later
:85 than three (3) business days after receipt of such knowledge, advise the other party of the newly identified Cesspool in writing. In such
:86 event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly
:87 identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above
:88 or such other agreement as satisfies the Standards, or either party may terminate this Contract.
:89

:90 **16. INSPECTION CONTINGENCY CLAUSE:**

:91 (A) **Responsibilities of Home Ownership.**

:92 Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can
:93 make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the
:94 Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act
:95 they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude
:96 of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and
:97 salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including

98 structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing,
99 exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons
00 similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might
01 affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic
02 chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.
03

04 **(B) Radon Testing, Reports and Mitigation.**

05 (Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been
06 found in homes all over the United States and is a carcinogen. For more information on radon, go to www.epa.gov/radon/pubs/eitguide.html and www.nj.gov/dep/rpp/radon or call the NJ Radon Hot Line at 800-648-0394 or 609-984-5425.)
07
08

09 If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution
10 of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property.
11 In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph
12 (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in
13 the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the
14 receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level
15 in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas
16 concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances,
17 Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.
18

19 If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L)
20 or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to
21 remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph).
22 Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify
23 Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level
24 to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar
25 days thereafter. If Buyer fails to void this Contract within the seven (7) day period, Buyer shall have waived Buyer's right to cancel
26 this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas
27 concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed
28 by Seller prior to the Closing.
29

30 **(C) Infestation and/or Damage By Wood Boring Insects.**

31 Buyer, shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of
32 determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make
33 this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The
34 inspection must be completed and written reports must be furnished to Seller and Broker(s) within as is (if left blank, then 14) calendar
35 days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-
36 Review Clause Section of this Contract, then within as is (if left blank, then 14) calendar days after the parties agree to the terms of this
37 Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation.
38 Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided however, if the cost to cure exceeds
39 1% of the purchase price of the Property, then either party may void this Contract provided they do so within as is (if left blank, then 7)
40 business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the
41 cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract
42 and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.
43

44 **(D) Buyer's Right to Inspections.**

45 Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge
46 of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers
47 or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have
48 the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection
49 G below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If
50 Buyer chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list
51 of repairs Buyer is requesting must be furnished to Seller and Brokers within as is (if left blank, then 14) calendar days after the attorney-
52 review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section
53 of this Contract, then within as is (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails
54 to furnish such written reports to Seller and Brokers within the as is (if left blank, then 14) calendar days specified in this paragraph,
55 this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time period for
56 furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.
57

.58 (E) Responsibility to Cure.

.59 If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to
.60 Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer
.61 in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement
.62 to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to
.63 agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other
.64 than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to
.65 void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the
.66 seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force,
.67 and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure
.68 such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by
.69 the provisions of Paragraph (B), above.

.70
.71 (F) Flood Hazard Area (if applicable).

.72 The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the
.73 Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10)
.74 calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the
.75 Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract.
.76 If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood
.77 policy to be in effect immediately, there must be a loan closing. There is a (30) calendar day wait for flood policies to be in effect for
.78 cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty
.79 (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

.80
.81 Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The
.82 National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy
.83 premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the
.84 NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for
.85 flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously
.86 as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property,
.87 Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage,
.88 the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may
.89 increase in the future.

.90
.91 (G) Qualifications of Inspectors.

.92 Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified
.93 by the State of New Jersey for such purpose.

.94
.95 17. MEGAN'S LAW STATEMENT:

.96 Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders
.97 in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law
.98 and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information
.99 as may be disclosable to you.

.00
.01 18. MEGAN'S LAW REGISTRY:

.02 Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.njsp.org. Neither
.03 Seller or any real estate broker or salesperson make any representation as to the accuracy of the registry.

.04
.05 19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)

.06 Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq, the clerks of municipalities
.07 in New Jersey maintains lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site
.08 condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order
.09 to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the
.10 border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.

.11
.12 20. AIR SAFETY AND ZONING NOTICE:

.13 Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of
.14 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes as well as Seller's agent, shall provide notice to
.15 a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and
.16 Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards
.17 promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges

18 receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to
19 contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.
20

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Manalapan Tp. (Monmouth Cty.)	Old Bridge
Andover Tp.	Aeroflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkeley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairstown Tp.	Blairstown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty.)	Cross Keys & Southern Cross
Buena Bor. (Atlantic Cty.)	Vineland-Downtown	Monroe Tp. (Middlesex Cty.)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldsman Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty.)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty.)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty.)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Green Tp.	Trinca	Southampton Tp.	Red Lion
Hammonton Bor.	Hammonton Municipal	Springfield Tp.	Red Wing
Hanover Tp.	Morristown Municipal	Upper Deerfield Tp.	Bucks
Hillsborough Tp.	Central Jersey Regional	Vineland City	Kroelinger & Vineland Downtown
Hopewell Tp. (Mercer Cty.)	Trenton-Mercer County	Wall Tp.	Monmouth Executive
Howell Tp.	Monmouth Executive	Wantage Tp.	Sussex
Lacey Tp.	Ocean County	Robbinsville	Trenton-Robbinsville
Lakewood Tp.	Lakewood	West Milford Tp.	Greenwood Lake
Lincoln Park Bor.	Lincoln Park	Winslow Tp.	Camden County
Lower Tp.	Cape May County	Woodbine Bor.	Woodbine Municipal
Lumberton Tp.	Flying W & South Jersey Regional		

50 The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the
51 jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport,
52 Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and
53 Maguire Airforce Base and NAEC Lakehurst.

54 21. BULK SALES:

55 The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law,
56 Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division
57 of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten
58 (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by
59 promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer
60 promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

61
62 The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an
63 individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants, tenants in
64 common or tenancy by the entirety. A simple dwelling house is a one or two family residential building, or a cooperative or condominium unit
65 used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time share, or a dwelling unit
66 that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a permanent residence
67 elsewhere.

68
69 If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for
70 possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax
71 Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of
72 available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the
73 Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent
74 or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as
75 otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be
76 asserted under the Law against Buyer.

77

.79 **22. NOTICE TO BUYER CONCERNING INSURANCE:**

.80 Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance
.81 be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary
.82 commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent
.83 or broker to assist Buyer in satisfying Buyer's insurance requirements.
.84

.85 **23. MAINTENANCE AND CONDITION OF PROPERTY:**

.86 Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises
.87 shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air
.88 conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper
.89 working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the
.90 roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.
.91

.92 **24. RISK OF LOSS:**

.93 The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until
.94 the Closing.
.95

.96 **25. INITIAL AND FINAL WALK-THROUGHS:**

.97 In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized
.98 representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable
.99 time before the Closing. Seller shall have all utilities in service for the inspections.
.00

.01 **26. ADJUSTMENTS AT CLOSING:**

.02 Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges
.03 for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other
.04 conveyancing expenses are to be paid for by Buyer.
.05

.06 Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real
.07 estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium
.08 dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determina-
.09 tion shall be conclusive.
.10

.11 If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid
.12 in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage
.13 lender, such as current interest or a deficit in the mortgage escrow account.
.14

.15 If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A.
.16 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion
.17 "Tax, in the amount of one (1%) percent of the purchase price.
.18

.19 Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to
.20 make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called
.21 "Exit Tax,") as a condition of the recording of the deed.
.22

.23 If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real
.24 Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be
.25 withheld from Seller and paid to the Internal Revenue Service as an advance payment against Seller's tax liability.
.26

.27 Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax withholding amount(s)
.28 required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute
.29 and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in
.30 connection with the amount(s) withheld.
.31

.32 There shall be no adjustment on any Homestead Rebate due or to become due.
.33

.34 **27. FAILURE OF BUYER OR SELLER TO CLOSE:**

.35 If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action
.36 to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action
.37 for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such
.38 damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the
damages.

amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.

28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:

By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the Brokers prior to the first showing of the Property.

29. DECLARATION OF BROKER(S)'S BUSINESS RELATIONSHIP(S):

(A) Remax Community _____, (name of firm) and its authorized
representative (s) Nicole McCaffery _____

(name(s) of licensee(s))

ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

SELLER'S AGENT BUYER'S AGENT DISCLOSED DUAL AGENT TRANSACTION BROKER.

(B) (If more than one firm is participating, provide the following.) INFORMATION SUPPLIED BY Century 21 Rauh & Johns Realty
Johnson Yerkes (name of other firm) HAS INDICATED THAT IT IS
OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

SELLER'S AGENT BUYER'S AGENT TRANSACTION BROKER.

30. BROKERS' INFORMATION AND COMMISSION:

The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

<u>Century 21 Rauh & Johns</u>	0446398		
<u>Listing Firm</u>	REC License ID		
<u>Johnson Yerkes</u>	7984203		
<u>Listing Agent</u>	REC License ID		
<u>508 Hurffville-Crosskeys Road Suite 2 Sewell NJ 08080</u>			
<u>Address</u>			
<u>856-582-0366</u>	856-371-2225		
<u>Office Telephone</u>	<u>Fax</u>	<u>(Per Listing Agreement)</u>	<u>Agent Cell Phone</u>
<u>jackyerkes@verizon.net</u>	3% plus \$100		
<u>E-mail</u>	Commission due Listing Firm		
<u>Re/Max Community</u>	1643215		
<u>Participating Firm</u>	REC License ID		
<u>Nicole McCaffery</u>	0458335		
<u>Participating Agent</u>	REC License ID		
<u>100 N Black Horse Pike, Suite 200D, Williamstown, NJ 08094</u>			
<u>Address</u>			
<u>856-287-4254</u>	856-404-9099	856-287-4254	
<u>Office Telephone</u>	<u>Fax</u>	<u>Agent Cell Phone</u>	
<u>realtornicolemccaffery@gmail.com</u>	3% minus \$100		
<u>E-mail</u>	Commission due Participating Firm		

31. EQUITABLE LIEN:

Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s) and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).

99 32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE: Applicable Not Applicable

00 A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract
01 that the person is a licensee.
02 therefore discloses that he/she is licensed in New Jersey as
03 a real estate broker broker-salesperson salesperson referral agent.

04 33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:

05 Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any
06 amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those
07 documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who
08 disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when
09 either this Contract is finalized or the parties decide not to proceed with the transaction.

10 34. PROFESSIONAL REFERRALS:

11 Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers
12 involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of
13 the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons
14 harmless for any claim or actions resulting from the work or duties performed by these professionals.

15 35. ATTORNEY-REVIEW CLAUSE:

16 (1) Study by Attorney

17 Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her
18 review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an
19 attorney for Buyer or Seller reviews and disapproves of the Contract.

20 (2) Counting the Time

21 You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or
22 legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.

23 (3) Notice of Disapproval

24 If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party
25 named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send
26 the notice of disapproval to the Broker(s) by fax, email, personal delivery, or overnight mail with proof of delivery. Notice by overnight mail will be
27 effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the
28 Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.

29 36. NOTICES:

30 All notices shall be by certified mail, fax, email, recognized overnight courier or electronic document (except for notices under the
31 Attorney-Review Clause Section) or by delivering it personally. The certified letter, e-mail, reputable overnight carrier, fax or electronic
32 document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise
33 specified in writing by the respective party.

34 37. NO ASSIGNMENT:

35 This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's
36 rights under this Contract to purchase the Property.

37 38. ELECTRONIC SIGNATURES AND DOCUMENTS:

38 Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction,
39 including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that
40 are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides
41 that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to
42 be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an
43 electronic signature of one of the parties to this Contract, do not have to be witnessed.

44 39. CORPORATE RESOLUTIONS:

45 If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate
46 resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

47 40. ENTIRE AGREEMENT;PARTIES LIABLE:

48 This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its

59 salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights
60 and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.
61

62 **41. APPLICABLE LAWS:**

63 This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to
64 this Contract or the underlying transaction shall be venued in the State of New Jersey.
65

66 **42. ADDENDA:**

67 The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):

<input type="checkbox"/> Buyer's Property Sale Contingency	<input type="checkbox"/> Private Well Testing
<input checked="" type="checkbox"/> Condominium/Homeowner's Associations	<input type="checkbox"/> Properties With Three (3) or More Units
<input type="checkbox"/> FHA/VA Loans	<input type="checkbox"/> Seller Concession
<input checked="" type="checkbox"/> Lead Based Paint Disclosure (Pre-1978)	<input checked="" type="checkbox"/> Short Sale
<input type="checkbox"/> New Construction	<input type="checkbox"/> Underground Fuel Tank(s)
<input type="checkbox"/> Private Sewage Disposal (Other than Cesspool)	

75 **43. ADDITIONAL CONTRACTUAL PROVISIONS:**

76
77
78
79
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88
89

90 **WITNESS:**

91 *Thomas Acciavitti*

92 Document verified
03/28/20 5:08 PM EDT
R0WS-VXTK-DGBI-LTEI

93 BUYER

94 Date

95 BUYER

96 Date

97 BUYER

98 Date

99 BUYER

00 Date

01 SELLER

02 Date

03 *Jennifer Marzulli 3/30/20*

04 SELLER

05 Date

06 SELLER

07 Date

08 SELLER

09 Date

10 SELLER

11 Date

12 SELLER

13 Date

In re:
Jennifer A. Micucci
DebtorCase No. 19-33740-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf905Page 1 of 2
Total Noticed: 37

Date Rcvd: Jun 15, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 17, 2020.

db +Jennifer A. Micucci, 5 Lantern Lane, Blackwood, NJ 08012-2119
 518633386 ++CITIBANK, PO BOX 790034, ST LOUIS MO 63179-0034
 (address filed with court: Home Depot Credit Services, PO Box 182676, Columbus, OH 43218-2676)
 518825564 Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
 518729106 Citibank, N.A., 5800 S Corporate Pl, Sioux Falls, SD 57108-5027
 518633385 Fulton Bank - Visa, Cardmember Service, PO Box 790408, Saint Louis, MO 63179-0408
 518633387 +Lending Club, 595 Market Street, Suite 200, San Francisco, CA 94105-2807
 518804519 +MidFirst Bank, Bankruptcy Department, 999 NW Grand Boulevard, #110, Oklahoma City, OK 73118-6051
 518804520 +MidFirst Bank, Bankruptcy Department, 999 NW Grand Boulevard, #110, Oklahoma City, OK 73118-6077, MidFirst Bank, Bankruptcy Department 73118-6051
 518633388 +Mr. Cooper, 8850 Cypress Waters Blvd., Dallas, TX 75019-4524
 518633391 ++NISSAN MOTOR ACCEPTANCE CORPORATION, LOSS RECOVERY, PO BOX 660366, DALLAS TX 75266-0366
 (address filed with court: Nissan Infiniti LT, PO Box 254648, Sacramento, CA 95865)
 518645906 +Nationstar Mortgage LLC, d/b/a Mr. Cooper, Charles G. Wohlrab, Shapiro & DeNardo, LLC, 14000 Commerce Parkway, Suite B, Mount Laurel, NJ 08054-2242
 518699690 +Nationstar Mortgage LLC d/b/a Mr. Cooper, Bankruptcy Department, PO BOX 619094, Dallas, TX 75261-9094
 518651870 Navient Solutions, LLC. on behalf of, TGSCLC dba Trellis Company, PO BOX 83100, Round Rock, TX 78683-3100
 518679530 +Nissan Infiniti LT, PO Box 9013, Addison, Texas 75001-9013
 518633390 Nissan Infiniti LT, PO Box 660366, Dallas, TX 75266-0366
 518633393 South Jersey Gas Co., PO Box 6091, Bellmawr, NJ 08099-6091
 518633395 +Tax Lien Services Group, 50 S. 16th Street, Suite 2050, Philadelphia, PA 19102-2516
 518724387 U.S. Bank NA dba Elan Financial Services, Bankruptcy Department, PO Box 108, St. Louis MO 63166-0108
 518633384 ++US BANK, PO BOX 5229, CINCINNATI OH 45201-5229
 (address filed with court: Elan Financial Services, PO Box 108, Saint Louis, MO 63166-9801)
 518633396 Washington Twp. Tax Collector, PO Box 1106, Sewell, NJ 08080

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Jun 16 2020 00:45:24 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Jun 16 2020 00:45:21 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
 518633381 E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Jun 16 2020 00:58:01 Capital One Bank, PO Box 30285, Salt Lake City, UT 84130-0285
 518695116 +E-mail/PDF: EBN_AIS@AMERICANINFO SOURCE.COM Jun 16 2020 00:59:43 Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
 518633382 +E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Jun 16 2020 00:59:20 Capital One Retail Services/Justice, PO Box 71106, Charlotte, NC 28272-1106
 518644474 E-mail/Text: mrdiscren@discover.com Jun 16 2020 00:44:21 Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
 518633383 +E-mail/Text: mrdiscren@discover.com Jun 16 2020 00:44:21 Discover Card, Attn: Bankruptcy Dept., PO Box 3025, New Albany, OH 43054-3025
 518678820 E-mail/PDF: MerrickBKNotifications@Resurgent.com Jun 16 2020 00:47:05 Fair Square Financial LLC, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
 518724613 E-mail/Text: JCAP_BNC_Notices@jcap.com Jun 16 2020 00:45:31 Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617
 518738385 +E-mail/Text: bncnotices@beckett-lee.com Jun 16 2020 00:44:24 Kohls Department Store, PO Box 3115, Milwaukee, WI 53201-3115
 518633389 E-mail/PDF: pa_dc_claims@navient.com Jun 16 2020 00:58:49 Navient, Dept of Ed Loan Servicing, PO Box 9635, Wilkes Barre, PA 18773-9635
 518633392 E-mail/PDF: MerrickBKNotifications@Resurgent.com Jun 16 2020 00:47:33 Ollo Card Services, PO Box 660371, Dallas, TX 75266-0371
 518690969 E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Jun 16 2020 00:58:48 Portfolio Recovery Associates, LLC, c/o Justice, POB 41067, Norfolk VA 23541
 518633928 +E-mail/PDF: gecsed@recoverycorp.com Jun 16 2020 00:47:05 Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 518732809 +E-mail/PDF: gecsed@recoverycorp.com Jun 16 2020 00:47:20 Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
 518633394 E-mail/PDF: gecsed@recoverycorp.com Jun 16 2020 00:47:20 Synchrony Bank/Old Navy, PO Box 965060, Orlando, FL 32896-5060
 518725521 +E-mail/PDF: EBN_AIS@AMERICANINFO SOURCE.COM Jun 16 2020 00:59:43 Verizon, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
 TOTAL: 17

District/off: 0312-1

User: admin
Form ID: pdf905

Page 2 of 2
Total Noticed: 37

Date Rcvd: Jun 15, 2020

***** BYPASSED RECIPIENTS (continued) *****

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****
518690971* ++PORTFOLIO RECOVERY ASSOCIATES LLC, PO BOX 41067, NORFOLK VA 23541-1067
(address filed with court: Portfolio Recovery Associates, LLC, c/o Justice, POB 41067,
Norfolk VA 23541)

TOTALS: 0, * 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 17, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 12, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor MidFirst Bank dcarlon@kmllawgroup.com,
bkgroup@kmllawgroup.com
Elizabeth L. Wassall on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
ewassall@logs.com, njbankruptcynotifications@logs.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Richard S. Hoffman, Jr. on behalf of Debtor Jennifer A. Micucci rshoffman@hoffmandimuzio.com,
lmcevoy@hoffmandimuzio.com;jslachetka@hoffmandimuzio.com;hoffmanrr81909@notify.bestcase.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5